

COTTENHAM PARISH COUNCIL

BUSINESS PLAN FOR NEW CHANGING ROOMS

MAY 2013



COTTENHAM PARISH COUNCIL
BUSINESS PLAN – CHANGING ROOMS

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COTTENHAM PARISH COUNCIL

BUSINESS PLAN – CHANGING ROOMS

1 EXECUTIVE SUMMARY

1.1. INTRODUCTION



Present changing rooms are located on the Recreation Ground (King George V Playing Fields) , Lambs Lane, Cottenham, and are situate at the rear of the Village Hall. They were built in 1971 as part of the Sports & Social Club. At that time they served only a Saturday football club with access to only one pitch. It also served the cricket club between May and September for its Saturday matches. The Colts Club did not exist and there was no Sunday use.

The current facility is in poor condition and cannot be extended because of restraints from surrounding adjoining buildings. It is inadequate in size and standard to serve an area covering three full size pitches and two mini – soccer pitches.

There is provision for parking of 72 vehicles, and a further 30 spaces or so will be provided by removal of 2 containers to another part of the site.

Currently there are 16 football teams, ranging from under 7s to the first team, who operate in the Cambridgeshire Kershaw Premier Division. The league is classed as Level 7 in the FA pyramid. The Reserves and “A” team play in the Cambridgeshire B.I.S. league 1B and 4B respectively.

There are 2 Adults & 2 Junior cricket teams, both Adults teams currently playing in the Cambs Senior 2 League, and the Under 13s in Cambs Junior 3; the other Junior side is Under 11s.

The new separate pavilion / changing rooms will be located on the Recreation Ground on the other side of the first team football pitch, and much closer to the cricket square, thereby providing good access for both football and cricket.

The Recreation Ground comprises 24.5 acres, and is owned by the Parish Council.

The total project costs are likely to just exceed £550,000 according to our Architects, and we expect to receive £250,000 from the Football Foundation based on discussions held with the FA Group and the Cambridgeshire FA, subsequently confirmed in writing – refer to the letter from the Cambridgeshire Football Association’s letter dated 8th December 2011 in Appendix 1.

1.2. BACKGROUND

Discussions have been ongoing for many years within the Parish Council & the Sports Clubs involving architects over the period due to the poor provision of changing room facilities.

The senior club (Cottenham United) and the junior club (Cottenham United Colts) are jointly a Charter Standard Club.

Cottenham United F.C. was formed in 1899, and was the idea of a Mr Gibbon, the Deputy Headmaster of the village school. Thomas Ivatt was elected the first Club President, which he held for 30 years. He provided a field off Histon Road to be used as the home pitch. The field was so rutted that it became known as the “Asparagus Field”. In 1939 the club moved to the Recreation Ground, the home of the present club. The current changing rooms were built by volunteers in 1970.



The Colts were formed in 1978, and played on the Primary School (adjoining) until 1982 when they were given permission to use the Recreation Ground for a Sunday U13 team. In the early years the Colts had difficulty in finding places to play, and in 1980 the original team had left to join up with Willingham Wolves. In 1983 when the next U13 team moved up from the school pitch to play on the Recreation Ground the previous season’s U13 team moved to Bar Hill, and became Bar Hill Colts. The following year the second pitch became available to enable the Cottenham Colts to grow each year, and now provides football for children aged between 6 and 16.

Over the years a few players have moved to higher leagues within the step system, and one player is now on the books of Norwich City in the Premier League, and another is with Peterborough United in the Championship. There are a number that have moved up to Steps 5 and 6.

The cricket club was formed in 1853 making it the oldest sports club in the village. It used to play down Broad Lane at what is now known as the Old Village Green until matches were played at the Recreation ground.

Presently there are 55 senior players registered with 2 teams, the 1st X1 playing in Cambs Cricket Association (CCA) Senior 2, and the 2nd X1 in CCA Junior 3. The 2nd X1 had a very successful season in 2011 gaining promotion and winning the Lower Junior Cup, which has led to interest in players wishing to join the club. There are 35 junior players signed for the 2012 season, and the club will be running teams at under 11s and under 13s.

2 CURRENT POSITION

2.1. NEED FOR THE PROJECT

We are trying to encourage sport in the village (pop 8,000 approx), and presently have changing rooms which fall short of what is required. Many players will not use the facilities due to their condition, and some players / teams have switched to the Village College or elsewhere because of this. There were some ladies / girls teams but they are no longer operating at the Recreation Ground largely because of the poor facilities. With new changing rooms we are hopeful of attracting female football teams again.

We receive many negative comments from opposing teams about the existing changing rooms, and quite frankly are embarrassed bearing in mind that Cottenham is one of the largest villages in South Cambridgeshire. In comparison the condition of our pitches is often remarked on as very good, and our full time Groundsman has recently won an award as the best Groundsman in the area.

Regular discussions and the sharing of thoughts and ideas are held between the Parish Council and the sports clubs, particularly football and cricket.

There is a significant need of improvement of facilities born out by the many comments received over many years by so many players and non players alike. Presently there are no accessible toilet facilities for spectators.

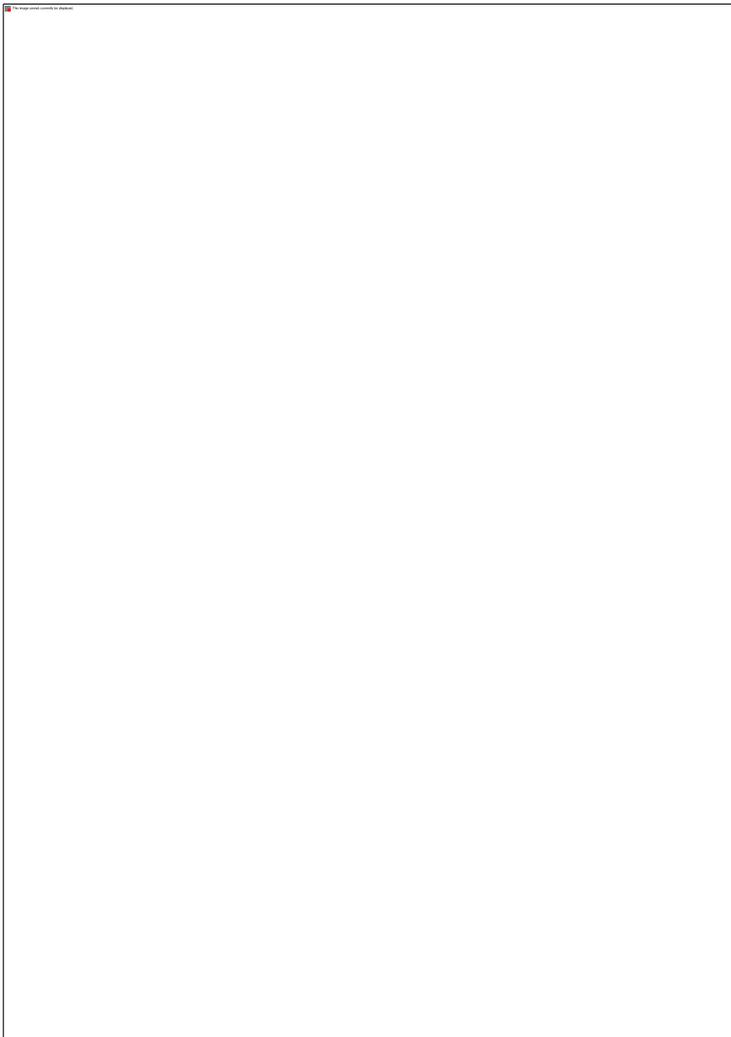
2.2. AIMS AND OBJECTIVES

- Large village, but poor changing room facilities. Therefore to provide changing facilities that meet the standard expected for a large village.
- Vibrant village with more families wishing to live in Cottenham, and some requiring sports facilities. More housing very likely therefore generating the need for improved sporting facilities.
- Separate pavilion / changing rooms required as the existing are part of the Village Hall, which has a relatively short life span born out by a Structural Engineer's expert opinion.

- The need for a building which can accommodate football & cricket; particularly for cricket an area where teas can be provided in close proximity to the playing area.
- To provide 4 changing rooms for players and 2 for officials plus toilets for players and the public, together with a kitchen area.
- Improved car parking facilities on the Recreation Ground, especially as more people use the new facilities.
- Changing room facilities that can sensibly provide for female players.
- Provision needs to be included for separate changing facilities for officials.
- To provide a safe and secure facility for juniors as well as seniors.
- To meet the need for more participating age groups within the Colts Club.
- To continue to encourage participation in sport for all ages.
- To meet the standard required for Cottenham United to continue to compete in Step 7 football in the FA pyramid, a position they have held since the 1995/6 season.
- To meet the Local Authority requirements in providing facilities which are adequate for the size of the village, and the likely usage.
- The provision of a facility which can be safely used by the disabled.

3 DEMAND FOR THE PROJECT

3.1. CATCHMENT AREA



There are players involved who come from other villages within approx a 10 mile radius, and we expect that to continue.

As far as the football club are concerned there are currently 90 players registered who come from the following postcodes: CB24 – 60, CB23 – 3, CB4 – 11, CB1 – 4, CB6 – 4, Others – 8.

Cottenham Veterans – numbers not registered, but all local to Cottenham.

Cottenham Colts – Numbers currently registered between the various age groups are:

U8 – 12, U9 – 11, U10 – 21, U11 – 14, U12 – 18, U15 – 21, U16 – 17.

There are 20 clubs within a 10 mile radius of Cottenham, the total number of teams being 150 approx. As seen in 3.1. the number of players coming from outside the post code CB24 is limited, and we anticipate that to continue in view of the facilities available in other villages.

The mid year estimate of the population in South Cambridgeshire according to the Office for National Statistics 2009 was 144,527. This is expected to grow to 160,100 by 2018.

4.6% of the adult population (16+) participate in football for at least 30 minutes once per week, as compared to a national average of 4.96% (Sport England Active People Survey, 2010).

3.2. DEMOGRAPHIC INFORMATION

Population of surrounding villages:

Willingham & Over – 6400

Haddenham – 5900

Waterbeach – 5300

Milton – 4100

Longstanton – 3000

Swavesey – 2300

Bar Hill – 4700

Histon & Impington – 13100

Stetham – 3600

Girton – 7000

Hardwick – 2300

NB: Cottenham – 7700

3.3. NEIGHBOURING FACILITIES IMPACT ANALYSIS

The new facility is primarily for Cottenham people, and therefore is not likely to displace many people from other places.

3.4. CURRENT FOOTBALL PARTICIPATION BREAKDOWN WITHIN CATCHMENT AREA

Clubs within 10 miles within South Cambridgeshire :

Bar Hill – Senior Saturday / Sunday, colts & girls

Cambridge City – Senior Saturday, girls & ladies

Chesterton Legacy – Senior Sunday

Coton – Senior Sunday

Elsworth – Senior Saturday

Fen Drayton – Senior Saturday / Sunday

Girton – Senior Saturday / Sunday, ladies & colts

Hardwick – Senior Saturday / Sunday & colts

Histon – Senior Sunday & colts

Longstanton – Senior Saturday / Sunday & colts

Milton – Senior Saturday / Sunday, ladies & colts

Oakington – Senior Sunday & colts

Over – Senior Saturday / Sunday & colts

Swavesey – Senior Saturday & colts

Waterbeach – Senior Saturday / Sunday & colts

Willingham – Senior Saturday & colts

3.5. ANALYSIS OF NEED

Refer to letter from Jim Hill of Cambridgeshire Football Association dated 8/12/11 – Appendix 1

3.6. THE PLANNED FOOTBALL DEVELOPMENT GOALS FOR THE PROJECT

Squads – up to under 10s – 7 a side – squads of 10.

11 & 12s – 9 a side – squads of 12.

All others – 11 a side – squads of 15.

Refer to Football Development Plan in Appendix 2.

3.7. KEY PROJECT PARTNERS

Cottenham United Football Club & Cottenham Cricket Club, The Football Foundation & Cambridgeshire County Football Association.

4 MANAGEMENT AND ORGANISATION

4.1. MANAGEMENT STRUCTURE

Overall management is the Recreation Ground Committee comprising Parish Councillors within Cottenham Parish Council, together with the Parish Council's full time Groundsman. Combined with the Parish Council are representatives of the football & cricket clubs.

The Parish Council is made up of 15 Councillors who are elected for a 4 year period. At the end of their term all Councillors can apply for re-election for a further 4 years. If a Councillor resigns mid term then any person who applies can be either elected if there is a ballot or co-opted if there is not, and their term would expire at the end of the existing 4 year period with the rest of the Council Members. Therefore succession would take place in that all aspects of the Parish Council's responsibilities, including the new changing rooms, would be managed.

The Groundsman reports directly to the Parish Clerk, and the Assistant Clerk who is the Responsible Finance Officer of the Council.

4.2. REPORTING PROCEDURES

The Parish Council's full time Groundsman will be an integral part of ensuring that the changing rooms are available reporting to the Clerk, and the Responsible Finance Officer of the Parish Council as appropriate. The Groundsman is registered with the Institute of Groundsman.

Usage of the changing rooms will tie in with the usage of pitches & squares prepared by the Groundsman, and therefore the requirements will be fully known. Use of the facilities by the other groups, sporting and non-sporting alike, will be controlled by the Clerk to the Parish Council.

The Groundsman will report any issues involving lack of proper cleaning, the emptying of bins, and the unacceptable state of the kitchen and the club room to the Clerk to the Parish Council. Appropriate action will be taken involving Parish Councillors.

Regular monitoring and evaluation will take place by having meetings between Councillors, the Groundsman and the users of all the facilities. Any changes subsequently agreed will be carried out by either the Council or the users as appropriate. Any feedback received outside of a meeting will be considered and acted upon if deemed to be necessary.

A Hiring Agreement will be in place for each user based on existing agreements, and adjusted to reflect the new facilities.

4.3. MARKETING PLAN

An opening ceremony of the new facility will be advertised, but as the new building progresses people will see the development as they visit the Recreation Ground.

Residents will be informed via the Cottenham Newsletter (issued every 2 months), Parish Notice Boards, The Parish Council Website, notices in the Community Centre & the Library, and on the Parish Council's Facebook page. Parent Mail at the Primary School and the Village College will be utilised. At each monthly Parish Council Meeting there will either be an item on the agenda or comments made in the Action Plan produced each month.

4.4. MAINTENANCE PLAN OUTLINE

Refer to Appendix 3.

4.5. HEALTH & SAFETY

The changing room building has been designed to current building regulations.

Refer to Appendix 4.

4.6. TRAINING & DEVELOPMENT OF STAFF

The Groundsman will deal with the bookings by the sports clubs, and will liaise with the Clerk to the Parish Council. There is no need for training as this is already carried out for the existing facilities by existing staff.

The Clerk to the Parish Council will deal with the bookings for non sporting organisations. There is no training required as this is already carried out for the existing facilities with the Sports & Social Club situated within the Village hall. The existing cleaners will carry out the necessary cleaning as and when needed. Training will be given as required.

4.7. MEASURING THE PROJECT

The usage is likely to be: Sporting – Football – up to 3 times per week plus some usage by the Colts (many of them come dressed to play), Cricket – twice per week, and Rugby – once per week (training).

Non – sporting – 6 meetings per week using multi-purpose room.

Over the following few years usage expected to increase due to the increase of the number of teams, and the fact that the changing rooms are new. The existing are not used by many who play sport at the Recreation Ground. Development of use by non – sporting groups will depend on the timing of the demise of the Village Hall which is also located on the Recreation Ground.

5 FINANCIAL PLAN

5.1. CAPITAL COSTS

Refer to Wilby & Burnett’s Feasibility Study – Appendix 5.

5.2. PARTNERSHIP FUNDING EVIDENCE

Cottenham Parish Council - £185,000. Available.

The Football Foundation - £250,000. Offer letter received dated 8th December 2011.

Amey Cespa Community Fund - £40,000. To be applied for. Business Plan will be used.

South Cambridgeshire District Council - £50,000. To be applied for.

Sport England - £25,000. To be applied for.

5.3. PROGRAMME OF USE

The main users of the new facilities will be:

Cottenham United Football Club

Cottenham United Colts

Cottenham Veterans

Cottenham Cricket Club – Seniors

Cottenham Cricket Club - Juniors

5.4. PRICING POLICY

Both the football and cricket clubs are presently charged on an annual basis for ease of administration, but based on £45 per match for senior football and £30 for senior cricket. No charge has been levied for rugby training in the past, but a small amount for the season will be appropriate.

Expected initial annual charges are likely to be £3,000 for football, £1,000 for cricket and £500 for rugby.

Initially non – sporting usage is likely to be small bearing in mind we still have the use of the Village Hall, so maximum of £1,000 is probable.

5.5. 5 YEAR INCOME & EXPENDITURE PROJECTIONS

INCOME (£)

	Year 1	Year 2	Year 3	Year 4	Year 5
Football	3,000	3,300	3,465	3,638	3,820
Cricket	1,000	1,100	1,155	1,213	1,274
Rugby	500	550	577	606	636
Non sport users	1,000	1,100	1,155	1,213	1,274
(meetings by local groups)					
Total	5,500	6,050	6,352	6,670	7,004

The Village hall situated on the Recreation Ground brings in a yearly income of just over £12,000. This building has been the subject of surveys by structural engineers over the years in view of its condition. At the moment no final decision has been made about its future. If it is not refurbished or is demolished then groups such as the Day Centre (used by them once a week), Aerobics Class (3 sessions) and the After School Club (5 days) may wish to relocate within the clubroom in the new building, thereby enhancing the income significantly from hire of the building.

EXPENDITURE (£) – Refer Appendix 3 – Maintenance Plan

	Year 1	Year 2	Year 3	Year 4	Year 5
	8,050	8,855	9,298	9,763	10,251
Electricity	2,000	2,200	2,310	2,425	2,546
Water / Sewerage	750	825	866	909	954
Heating oil	1,500	1,650	1,732	1,819	1,910

Total	12,300	13,530	14,206	14,916	15,661
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We already employ a full time Groundsman so there are other costs relating to the preparing of pitches and squares, but all these costs are currently incurred.

5.6. FINANCIAL RISK ASSESSMENT

The financial risks associated with the project are minimal. As a Parish Council we receive a precept each year, payable half yearly, based on a calculated budget which takes into account all the likely costs. It is well known that most Parish Councils providing sporting facilities on their Recreation Grounds will never match income with expenditure if the amounts relating purely to the sporting provision are compared. In our situation we employ a full time Groundsman who also does work elsewhere in the village so it is accepted that the relevant expenditure is not likely to be matched by the income received from the use of the facilities by the sporting clubs and non sporting groups.

The anticipated usage of the new changing rooms is expected to increase compared to the usage of the existing changing rooms. However there is a limit to the number of matches held in any one week due to the availability of pitches.

If the expected overall cost of the changing rooms increases from that already advised we do have access to additional funds within the Parish Council's accounts provided that any increase is not excessive.

5.7. SUSTAINABILITY OF PROJECT

If the aims and objectives referred to in 2.2 above are met then the project will be deemed to have been a success.

6th December 2012

COTTENHAM PARISH COUNCIL
BUSINESS PLAN – CHANGING ROOMS

APPENDICES

1. Letter from Jim Hill of Cambridgeshire Football Association dated 8/12/11
2. Football Development Plan
3. Maintenance Plan
4. Health & Safety – Risk Assessment
5. Capital Costs



Cambridgeshire Football
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David Mudd
Cottenham Parish Council

8 December 2011

Dear David,

To offer the support of Cambridgeshire Football Association for the project in Cottenham to improve facilities at the recreation ground.

Football in Cottenham has developed tremendously in recent years through the direction and leadership provided by volunteers at the football clubs. Youth, adult, girls and women teams have been further developed and this development demanded more recreational space.

And it was great that the Parish Council and Community supported the need for this additional space and were able to access funding to extend and develop space adjoining the current recreation ground that is now in use.

The football growth that the additional space has facilitated has placed increased demand upon changing and social facilities at the site. So the current priority is to improve these facilities to meet this demand.

We do wish to ensure the sustainability of all that's been achieved in terms of football development in Cottenham and believe that improved facilities is a priority to support this sustainability. We have therefore included this improvement within our facilities strategy for financial partnership support from the Football Foundation to the value of £250,000.

The Football Foundation is an independent charity established and funded by national football partners including The FA to support football development across the country. It operates a comprehensive application and independent assessment process so although the value of support we've mentioned within our strategy is not a guarantee of an award, you can have confidence that you are a strategic priority for Cambridgeshire. Strategic priority projects have seen around £12 million invested into them over the last 10 years across the county.

We have every confidence that the Cottenham project is achievable and we will continue to support the Parish Council, Football Clubs and Community to realise a positive outcome.

Yours sincerely

Jim Hill
County Development Manager

APPENDIX 2

Football Development Plan

Refer separate document

APPENDIX 3

Maintenance Plan

ITEM	RESPONSIBILITY	FREQUENCY	ANNUAL COST
(1) Clean Changing Rooms	Sports Clubs	After each use	Nil
(2) Check Bins	Sports Clubs	After each use	Nil
(3) Kitchen & Club Room Cleaning	Sports Clubs	After each use	Nil
(1), (2), (3)	Cleaner	Weekly	£5000
(4) Detailed inspection / maintenance of equipment in kitchen & changing rooms	Parish Council	Monthly	£1000
(5) Visual inspection of building structure In accordance with BS 8210 : 1986	Parish Council	Half Yearly	£400
(6) Service fire detection & electrical systems	Contractor	Annually	£750
(7) Service boilers / heating / plumbing	Contractor	Annually	£500
(8) Update insurance	Parish Council	Annually	£100
(9) Update Health & Safety procedures	Parish Council	Annually	£100
(10) Update COSHH forms	Parish Council	Annually	£100
(11) Update Maintenance Manual	Parish Council	Annually	£100
		Total	£8050

APPENDIX 4

RISK ASSESSMENT: INSURANCE

STATUS	Risk Description	Measures Taken	Recommendation	Notes
Medium	Damage to Third Party Properties or Individuals Risk to Third Party as a consequence of providing a service	Public Liability Insurance Monthly Inspection of Building and Equipment Ongoing maintenance to the building and contents	Annual check on level of cover in place (RFO) Logged system of complaints received and action taken	
Medium	Protection of Council properties and equipment	Property Damage Insurance All Risks Register Up to date Asset Register Regular Maintenance of equipment PAT testing of electrical small appliances as required by legislation, annual inspection of alarms and fire extinguishers	Annual check on insurance values (RFO) Asset Register (Year end) Use of qualified tradesmen, use of reputable insurance cover provider As required by current legislation	
Low	Legal liability	Public Liability Insurance	Annual check on level of cover	

RISK ASSESSMENT: INSURANCE

STATUS	Risk Description	Measures Taken	Recommendation	Notes
Low	Personal Accident to Members and Officers	Personal Accident Cover including Assault Cover Employer's Liability Cover	Annual check on level of cover in place (RFO)	
Medium	Keeping proper financial records in accordance with statutory requirements	Regular scrutiny of financial records and approval of pending expenditure. Records kept in accordance with Accounts and Audit Regulations	Adoption of financial regulations, reviewed every 2 years (Reviewed 2010) Annual Internal and External Audit Officer training	
Medium	Insolvency of Insurance Company	Use one of the largest companies providing specialist cover for Councils	Free legal service and advice from CALC and CAPALC	

RISK ASSESSMENT: PERSONAL SAFETY OF AND SERVICES PROVIDED FOR ALL USERS OF THE BUILDING

STATUS	Risk Description	Measures Taken	Recommendation	Notes
Medium	Cleaners	Ensure premises are clean and all cleaning equipment stored appropriately when not in use	Parish Council to check weekly	
Medium	Showers	Ensure heating regulated and adequate pressure of water	Parish Council to check weekly	
Medium	Floors, lockers, benches and movable furniture	Check for damage and rectify if necessary	Parish Council to check weekly	
Medium	Lighting	Check for damage and rectify if necessary	Parish Council to check weekly	
High	Kitchen equipment	Check for damage and rectify if necessary	Parish Council to check weekly	
Low	First Aid equipment	Installed in accordance with current regulations	Parish Council to check weekly	
Low	Health and Safety notices and Emergency telephone numbers	Display in prominent position	Parish Council to regularly check that notices are still in position	
Medium	Fire, Smoke and Burglar Alarms	Installed and maintained by by specialist contractor	Annual inspection by appropriate qualified contractors	

STATUS	Risk Description	Measures Taken	Recommendation	Note
Medium	Fire Appliances	Ensure appropriate types and numbers installed	Annual survey by appropriate contractors	
Medium	Toilets/sinks	Ensure that they are performing efficiently	Regular checks by Parish Council	
Medium	Roller steel shutters	Installed and operating efficiently	Regular checks by Parish Council	
Low	Keys	Appropriate number of keys provided for external and internal use	Log to be kept of all key holders	
Low	Pay phone for outside communication if necessary	Pay phone located for easy access BT to install and advise security	Parish Council to regularly check condition and working of telephone	

RISK ASSESSMENT: SUPPLIES AND SERVICES

STATUS	Risk Description	Measures Taken	Recommendation	Notes
Low	Supplies and Services provided to the Council	<p>Contract for services advertised and awarded in line with Standing Orders and Financial Regulations</p> <p>Ensure Contractors have adequate insurance and public liability insurance</p> <p>Ensure Contractors have appropriate Health and Safety policy</p>	<p>Contracts ratified by Council</p> <p>Sight of insurance certificate before award of contract</p> <p>Remind contractors re: Health and Safety</p>	

RISK ASSESSMENT: SYSTEMS

STATUS	Risk Description	Measures Taken	Recommendation	Notes
Medium	Failure of computer system Hardware Software	Virus protection. Clerk/RFO authorised for emergency replacement Service Level agreement with local technician	Regular up-dates of virus protection Daily computer backs ups undertaken by Clerk/RFO Provision reviewed annually and insured (RFO)	
Low	Loss of income or need to provide essential services	Contingency Fund Minimum of 6 months running costs	Level agreed as part of annual budget process	
Low	Ensuring all requirements are met under Customs and Excise regulations	Regular returns to HM Customs and Excise	Training in matters of VAT and other taxation issues	
Low	Ensuring adequacy of annual precept and control	Approval of budget by full Council and regular budget statements	Regular budget monitoring reports to full Council	
Medium	Ensuring all business activities are within legal powers applicable to local councils	Councillor and Officer training	Regular reports to full Council Internal audit External audit	

Medium	Complying with restrictions on borrowing	Borrowing approval authorised by Council in line with current legislation	Reference to Local Council Administration, NALC and CAPALC	
Medium	Provision of amenities/facilities for use by third parties	Appropriate Legal agreements Signing Lease/Agreement	Letter confirming all users conform to current public insurance liability Health and Safety issues highlighted Annual review of Leases and Agreements	

Feasibility Study

Wilby & Burnett LLP
Feasibility Study for
Cottenham Parish Council
Changing Room Improvements

OPTION A

A.	Building	£	£
<u>New Pavilion as reflected in Wilby & Burnett drawing 'Option B'</u>			
-	312m ² at £1,250/m ²	390,000	390,000
B.	External Works		
-	Drainage	25,000	
-	External services	15,000	
-	Demolitions/container relocation	2,500	
-	Localised external works	-	42,500
C.	Preliminaries	40,000	40,000
D.	Contingencies	20,000	20,000
ANTICIPATED BUILD COST			£492,500
E.	Statutory fees and expenses (Planning/Building Regulations)		3,695
F.	Professional fees (say 10% including Structural Engineer/Services Engineer)		49,250
G.	Additional savings/Reports		6,000
H.	Equipment		-
I.	Legal fees (FF legal charge)		2,000
TOTAL ANTICIPATED DEVELOPMENT COST			£553,445